

Applicant MR DOUG BAILEY **Code No** GRE P/2015/0290

Agent JPJ ARCHITECTURAL DESIGN SERVICES
MR JOHN PARRY JONES
1 LLWYNON TERRACE
GREAT ORME
LLANDUDNO
CONWY
LL30 2QP

Date Received 20/04/2015
Decision Date 06/07/2015

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

TURNPIKE HOUSE, TURNPIKE LANE, MARFORD, WREXHAM, LL12 8SH

Description of application

ERECTION OF DETACHED GARAGE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC1	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/07/2015	Planning permission issued
1	28/7/2020	Application P/2020/0319 discharge of condition 8 approved

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

App ref No. P/2020/0319 **Details Submitted:** confirmation that work commenced prior to 6/7/2020. **Date** 28/07/2020 **Approved by** Wrexham County Borough Council

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 560-04-15 01 AND 560-04-15 01 and contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2012 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2012 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. TPG/TPP/06/15/01. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

5. The tree protection fencing and ground protection measures approved in connection with condition no. 04 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

6. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

*1) Arboricultural Implication Assessment ref no. AIA/TPG/06/15

*2) Tree Protection Plan ref no. TPG/TPP/06/15/01

*3) Arboricultural Method Statement ref no. AIA/TPG/06/15 Section 9

No development or other operations shall take place except in strict accordance with the reports as approved.

7. The existing boundary wall shall be permanently retained and shall not be removed without prior written approval of the Local Planning Authority.

8. A scheme of boundary planting shall be submitted and approved, in writing, with the Local Planning Authority, prior to the commencement of development. The approved scheme shall be fully implemented prior to the first use of the garage and shall thereafter be permanently retained. Any planting which fails or is removed shall be replaced within the next available planting season by trees or shrubs of a similar size and species to those required to be planted.

App ref No. P/2020/0319 **Details Submitted:** Drawing LD01A received 27/7/2020. **Date** 28/07/2020 **Approved by** Wrexham County Borough Council

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure that the retained trees are adequately protected during development in the interests of amenity.
5. To ensure that the retained trees are adequately protected during development in the interests of amenity.
6. To protect trees which are of significant amenity value to the area.
7. In the interests of the visual amenity of the area.
8. To soften the impact of the garage upon Turnpike Lane.

Note(s) to Applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

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The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information Enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm